

MADISON COUNTY HOUSING ADVISORY BOARD
MINUTES

April 21, 2008 4:30 PM
Virginia City, MT 59755

Attendees: P. McMullin, Dax Schieffer, Steve Weddle, Ed Biga, Katie Ward, Tikker Jones, Karen Talley

Absentees: Kathryn Nielsen, Keith Hokanson

Visitors: Elissa Mitchell, Raul Luciani, Marilyn Ross, Barbie Durham

Minutes were approved as written

1. Identification of Attendees:

Members and visitors were identified

2. Sheila Rice – Neighborworks- Great Falls

Katie gave an introduction to Sheila Rice, Director, NeighborWorks Great Falls. Sheila joined the meeting via conference call. She asked each Board member to introduce themselves and what their interest in affordable housing.

Sheila talked about NeighborWorks Great Falls and the organizations affiliation with the National NeighborWorks.

One issue being faced currently is a need for affordable housing stock because the programs have been so successful; the housing stock has been depleted.

Sheila stated she believes NeighborWorks Great Falls has resources that can benefit Madison County.

The Board discussed individual community situations with Sheila.

The question, what is affordable was asked? Sheila explained that most housing programs target people who are 80% of local median income. Workforce housing programs are usually 125% of local median income.

The Board asked about funding programs available. Sheila talked about the HOME program, CDBG program, Rural Development Program, TSEP Program, and CTEP Program. Mutual Self Help Programs are available as well.

A County water/wastewater district was discussed. Sheila suggested a planning study to identify the potential of a County wide water/wastewater district.

Sheila told the Board that Montana is one of six states in the nation where the State provides no funding for housing. This was discussed by the Board. Efforts are underway to pass legislation to address this issue.

The call with Sheila ended at 5:30 p.m.

The Board discussed Sheila's presentation.

The Board agreed that affordable rental housing is needed in Madison County in order to allow families the ability to save money to qualify for housing programs.

3. Duties of the Madison County Housing Advisory Board: Tabled

4. Future speakers: Tabled

5. New Business:

Raul Luciani presented his development at McAllister to the Board. Raul hopes to make his development affordable for workforce housing residents. Infrastructure, and sewer/water costs was discussed.

6. Public Comment

Next Meeting: May 19 2008 4:30 p.m. in Virginia City